Davidson County DEEDWARR
Recvd: 04/19/05 10:07 2 pgs
Fees:13.00 Taxes:540.20

20050419-0043299

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of April, 2005 by and between Joe D. Kemp and wife, Missy A. Kemp , herein after referred to as GRANTOR, and R. Calloway Renegar and wife, Amanda D. Renegar , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 198 on the plan of Lenox Village, Phase "E", of record in Instrument No. 200401090003952, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) All matters shown on the plan of Lenox Village, Phase "E", of record in Instrument No. 200401090003952 , Register's Office for Davidson County, Tennessee.

2) Charter of the Lenox Neighborhood Association, Inc., of record in Instrument No. 200204120045831 and Instrument No. 200310160153550, Register's Office for Davidson County, Tennessee.

3) Master Deed of record in Instrument No. 200203150032825, as amended in Instrument No. 200212260158459, Register's Office for Davidson County, Tennessee.

4) Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record in Instrument No. 200203150032826 and Supplemental Declaration of Charter in Instrument No. 200212260158458 and Instrument No. 200312120178492 and Instrument No. 200405260062220 and Instrument No. 200405260062221 and Instrument No. 200501190006853, Register's Office for Davidson County, Tennessee.

5) Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and Instrument No. 200204080042676, Register's Office for Davidson County, Tennessee.

6) Right of way for all public roads of record in Instrument No. 200107030070464, Register's Office for Davidson County, Tennessee.

7) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

8) All restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe D. Kemp and wife, Missy A. Kemp by Warranty Deed from Regent Homes, LLC, of record in Instrument No. 200408310105311, dated August 27, 2004, recorded August 31, 2004, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Regent Homes, LLC by Warranty Deed from Lenox Village I, LLC, of record in Instrument No. 200404010036822, dated March 31, 2004, recorded April 1, 2004, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 8606 Gauphin Place, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Joe D Kemp by Anne K. Hohn attorney in fact
Joe D. Kemp
Signature of Seller

Missy A. Kemp by Anne K. Hohn attorney in fact
Missy A. Kemp
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **8th** day of **April, 2005** before me personally appeared Anne K. Hohn, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joe D. Kemp and wife, Missy A. Kemp and Anne K. Hohn, and acknowledged that he/she executed the same as the free act and deed of said.

Witness my hand, at office, this **8th** day of **April, 2005**.

MARIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Marie E Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires:_____

Name and Address of Property Owner:
R. Calloway Renegar and Amanda Renegar
8606 Gauphin Place, Nashville, TN. 37211

Send Tax Statements to:
SAME
,

Map and Parcel--173-9-A-257.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE ~~AND~~
COUNTY OF ~~**Williamson**~~ Rutherford

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$146,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

R. Calloway Renegar
Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **April, 2005.**

Adam T. Dodd
Notary Public

My Commission Expires: 12-15-2007

ADAM T. DODD NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES: DECEMBER 15, 2007

RETURN TO:

Land Title Scuth, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
25-1-114